

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
DETERMINATION OF SIGNIFICANCE  
POSITIVE DECLARATION  
NOTICE OF INTENT TO PREPARE A  
DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT  
PROPOSED COMPREHENSIVE DEVELOPMENT PLAN (REUSE &  
REVITALIZATION PLAN), INCLUDING AMENDMENT OF TOWN OF RIVERHEAD  
COMPREHENSIVE PLAN, AMENDMENT TO ZONING CODE, AND SUBDIVISION  
OF EPCAL PROPERTY AT CALVERTON  
HAMLET OF CALVERTON, TOWN OF RIVERHEAD, NEW YORK**

Date: June 18, 2013

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act [SEQRA]) and the implementing regulations therefor at 6 NYCRR Part 617.

The Town Board of the Town of Riverhead, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Supplemental Generic Environmental Impact Statement (DGSEIS) will be prepared.

**Name of Action:** Proposed Comprehensive Development Plan, including amendment to Town of Riverhead Comprehensive Plan, Amendment to Zoning Code and Subdivision of EPCAL Property

**Project Location:** South side of New York State Route 25 (Middle Country Road), north of Grumman Boulevard, east of Wading River Manor Road, Hamlet of Calverton, Town of Riverhead

**SEQR Status:** Type I

**Description of Action:** The proposed action consists of the adoption of a comprehensive development plan (Reuse & Revitalization Plan), creation of a planned development zoning district; amendment of the Town of Riverhead Comprehensive Plan, the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9-acre EPCAL property to that planned development zoning district; and the subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space.

As the 2,323.9-acre EPCAL property is anticipated to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be redeveloped. Moreover, as indicated in the *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead, New York*, prepared by RKG Associates, Inc. in association with Jeffrey Donohoe Associates LLC, dated December 8, 2011 (the "Market

Study”), there are a variety of different uses that would be feasible over the multi-decade redevelopment horizon, including, but not necessarily limited to:

- Multi-Modal Freight Village
- Agri-Business/Food Processing
- High-Tech Business/Green Technology/Research Park
- Mixed Use Planned Development

Thus, in order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment) in accordance with SEQRA and its implementing regulations at 6 NYCRR Part 617, a conceptual development plan and subdivision plan have been prepared, and the DSGEIS will calculate a theoretical development program so that the environmental impacts associated with that theoretical development program can be fully evaluated in the DSGEIS.

As the EPCAL property includes regulated wetlands, land within the Wild, Scenic and Recreational Rivers System (WSRRS) for the Peconic River, and habitat for endangered species, the subdivision provides for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate documented and potential tiger salamander habitat), and also provides for approximately 596.4 acres of maintained grassland (458.1± acres of existing grassland to be maintained, and 138.3± acres of grassland to be created) to accommodate habitat for the short-eared owl. In addition, the subdivision provides for the preservation of 59.5± percent of natural area. This information will be fully documented in the DSGEIS.

The Town of Riverhead is also working with the New York State Legislature on legislation to designate the EPCAL property as an urban renewal area, set guidelines and time parameters for review of development actions and applications within EPCAL.

**Reasons Supporting This Determination:**

1. The proposed subdivision and redevelopment of the EPCAL property will increase the intensity of use at the site, and will require the adoption of a new zoning district to allow the contemplated development.
2. The subject property contains designated wetlands and portions of the property are situated within the Wild, Scenic and Recreational Rivers System corridor, and the impact of the subdivision and redevelopment of the site must be assessed.
3. The EPCAL property is situated within the Long Island Central Pine Barrens and the Central Suffolk Special Groundwater Protection Area, each a designated Critical Environmental Area, and the impact of the proposed subdivision and redevelopment on same must be evaluated.

4. The EPCAL property provides habitat for endangered species (e.g., tiger salamanders and short-eared owls), and the impact of the proposed subdivision on these species must be assessed.
5. Water use and sanitary discharge will increase with the subdivision and redevelopment of the property, and the impacts to water resources and the Riverhead Water District/Suffolk County Water Authority and Sewer District and their respective facilities must be assessed.
6. The proposed subdivision and redevelopment of the EPCAL property will increase impervious surfaces and increase stormwater. This impact must be assessed.
7. The proposed subdivision and redevelopment would substantially increase traffic generated and may have air quality impacts. These issues must be assessed.
8. As the subdivision will likely be developed over several years, construction will occur over multiple years. Construction impacts must be evaluated.
9. As the visual characteristics of the property will change, based upon the development of the subdivision, aesthetic impacts must be assessed.
10. Previous historic/archaeological surveys have been conducted at the subject property. Upon conveyance of the subject property from the U.S. Navy to the Riverhead Community Development Agency, specific covenants on the subject property were established. Therefore, the impact of the proposed action, as it relates to such covenants regarding historic and archaeological resources, must be assessed.
11. The subject property was occupied by the U.S. Navy and subsequently operated by the Northrop Grumman Corporation. Operations at the site included assembling, flight testing, refitting and retrofitting naval aircraft. On-site operations generated hazardous waste from 1954 to 1996. Therefore, impacts to subsurface conditions must be examined.

**Public Scoping:** Formal Scoping will be conducted. A Draft Scope has been prepared and is available on the Town's website at [www.townofriverheadny.gov](http://www.townofriverheadny.gov). Copies are also available from the Town Clerk. A scoping hearing has been scheduled for July 16, 2013 at 7:30 p.m. at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York. Written comments will also be accepted until July 23, 2013 at 12:00 noon.

**For Further Information:**

**Contact Person:** Jill Lewis, Deputy Town Supervisor

**Address:** Town of Riverhead  
Town Hall  
200 Howell Avenue  
Riverhead, New York 11901

**Telephone No.:** 631-727-3200 Ext. 654

**A Copy of this Notice has been Sent To:**

Sean Walter, Town Supervisor  
and Members of the Town of Riverhead Town Board  
200 Howell Avenue  
Riverhead, New York 11901  
(631) 727 - 3200

Richard O'Dea, Planning Board Chairman  
Riverhead Planning Board  
200 Howell Avenue  
Riverhead, New York 11901

Michael Reichel – Sewer District Superintendent  
Riverhead Sewer District  
River Avenue (off Riverside Drive)  
Riverhead, New York 11901

Gary Pendzick – Water District Superintendent  
Riverhead Water District  
1035 Pulaski Street  
Riverhead, New York 11901

Chris Kempner, Director  
Riverhead Community Development Agency  
200 Howell Avenue  
Riverhead, NY 11901

Board of Fire Commissioners  
Wading River Fire District  
1503 N. Country Road  
Wading River, New York 11792

Board of Fire Commissioners  
Manorville Fire District  
14 Silas Carter Road  
Manorville, New York 11949

James L. Tomarken, MD, MPH, MBA, MSW, Commissioner  
Suffolk County Department of Health Services  
3500 Sunrise Highway, Suite 124  
Great River, New York 11739

Gilbert Anderson, P.E., Commissioner  
Suffolk County Department of Public Works:  
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Yaphank, New York 11980

James F. Gaughran, Chairman  
Suffolk County Water Authority  
4060 Sunrise Highway, Suite 1000  
Oakdale, New York 11769

Peter A. Scully, Chair  
Central Pine Barrens Joint Planning and Policy Commission  
624 Old Riverhead Road  
Westhampton, New York 11978

Empire State Development Corporation/Long Island Regional Economic Development Council  
c/o Andrea Lohneiss, Regional Director  
150 Motor Parkway  
Hauppauge, New York 11788

Ruth Pierpont, Deputy Commissioner/Deputy SHPO  
New York State Division for Historic Preservation  
New York State Office of Parks, Recreation & Historic Preservation  
Pebbles Island State Park  
P.O. Box 189  
Waterford, New York 12188-0189

Subimal Chakraborti, Regional Director  
New York State Department of Transportation  
State Office Building  
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Hauppauge, New York 11788

George Stafford, Director  
Division of Coastal Resources  
New York State Department of State  
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Albany, NY 12231-0001

Peter A. Scully, Regional Director  
New York State Department of Environmental Conservation  
SUNY @ Stony Brook  
50 Circle Road  
Stony Brook, New York 11790-3409

Suffolk County Planning Commission  
H. Lee Dennison Building – 4<sup>th</sup> Floor  
100 Veterans Memorial Highway  
P.O. Box 6100  
Hauppauge, New York 11788-0099

The Honorable Ed Romaine, Supervisor  
Town of Brookhaven  
One Independence Hill  
Farmingville, New York 11738

**This Notice has also been forwarded for publication in the Environmental Notice Bulletin.**